

New Orleans Historic District Landmarks Commission  
Meeting Minutes

Date: September 11, 2014

Location: City Council Chamber, 1300 Perdido Street, New Orleans, Louisiana.

Called to order: 1:03 p.m.

Adjourned: 3:45 p.m.

Commissioners present: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary

Commissioners arriving after beginning of the meeting: Jenna Burke, John Deveney

Commissioners absent: Katye Fayard, Jeanne Nathan, Jesse Leblanc

**I. Minutes**

A. Minutes of the August 12, 2014 meeting

Motion: Approve the meeting minutes with corrections.

By: Stephen Peychaud

Seconded: Ed DeMontluzin

Result: Passed

In favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke

Opposed:

Comments:

**II. Appointment of ARC members**

Motion: Approve ARC Members

By: Stephen Peychaud

Seconded: Marlene Jaffe

Result: Passed

In favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke

Opposed:

Comments:

**III. CONSENT AGENDA**

- A. 924 Lizardi St: Curtis Williams, applicant; Leon Francois, owner; Construct a one-story, 1285 sf single-family residence on an existing vacant lot.
- B. 701-705 1St St: Natan Diacon-Furtado, applicant; Leland T Vandeventer, owner; Renovation of existing building, including replacement and addition of windows and doors; modification of gable on Chippewa St. facade; addition of wrap-around covered gallery and balcony; raising of

roof line at rear.

- C. 933 Terpsichore St: Michael Bertel, applicant; Annunciation Properties LLC, owner; Construct two-story, 2490 sf, two-family residence on existing vacant lot.
- D. 1758-1760 N Rampart St, 1034-1040 St Anthony St: Raymond Bergeron, applicant; New Orleans Triumph Baptist Church, owner; General renovation of existing building, including modification of window and door openings and dormer addition.
- E. 1911 Magazine St: Ian A Dreyer, applicant; Jcse Property LLC, owner; Exterior/Interior renovation to a vacant commercial building as per plans and HDLC Approval. Updated bathrooms, fire alarm system and ADA requirements.
- F. 3607 Magazine St: Todd James, applicant; Duke Bennett Morgan LLC, Cavan Co LLC, owner; Install new restaurant vent hood, accessible lift, and construct 212 sf, one-story side addition at Designated Landmark.
- G. 2527 Rousseau St: David Kaufmann, applicant; Donald E Bousquet, Development South 2 LLC, owner; Construct one-story, single-family residence on existing vacant lot.
- H. 1829 Magazine St: Donald Maginnis Architect, applicant; Gordon A Pierce, owner; Addition of new 200 SF steel gallery with 42" cast iron guardrails to match adjacent gallery.
- I. 2612 St Thomas St: Michael Bertel, applicant; Viewpoint Development & Construction Co., owner; Construct two-story, single-family residence on existing vacant lot.
- J. 937 Bartholomew St: Kayne LaGraize, applicant; Loraine R Boe, owner; Two-story rear addition to existing one-story residence.
- K. 1020 Race St: Howard Schmalz, applicant/owner; Construction of exterior second means of egress required by Fire Marshal.
- L. 1107 St Anthony St: Jc Carroll, applicant; Oxbow Court LLC, owner; Construct 2,377 sf, two-story, single-family residence on existing vacant lot.
- M. 1016 Delaronde St: Robert Pell, applicant; David G Herzenberg, Thomas B Woodrell, owner; Construct three-story, single-family residence with detached garage on an existing vacant lot.
- N. 156 Pelican Ave: Lindsey Snodgrass, applicant/owner; Construct 416 sf porch at rear of house.

Motion: Approve Consent Agenda.

By: Jason Stopa

Seconded: Marlene Jaffe

Result: Passed

In favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke

Opposed:

Comments:

#### **IV. OLD BUSINESS LANDMARK APPLICATIONS**

##### **A. 210 State Street**

Application: Landmark nomination of entire square bounded by Henry Clay Ave, Tchoupitoulas St, State St, and Leake Ave, including all buildings and improvements.

Motion: Defer matter for six months.

By: Ed de Montluzin

Seconded: Dwight Norton

Result: Passed

In favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke

Comments: Justin Schmidt & Walter Gallas spoke regarding the nomination and the deferral.

#### **V. NEW BUSINESS WORK APPLICATIONS**

##### **A. 2511 Laurel Street**

Application: Demolish existing building and construct two-story, single-family residence.

Motion: Grant conceptual approval of the proposal with the recommendations of the ARC and the details to be worked out at the Staff level.

By: Jason Stopa

Seconded: Calvin Alexander

Result: Passed

In Favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary

Opposed: Jenna Burke

##### **B. 609-11 Atlantic Avenue**

Application: Replace wood windows at side elevations with Windsor Legend SDL windows.

Motion: Deny the application to replace the foremost window on each side, but approve the replacement of the remaining side windows as proposed.

By: Heather Szapary

Seconded: Stephen Peychaud

Result: Passed

In favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke

##### **C. 2424 Burgundy Street**

Application: Remove one window on side elevation.

Motion: This item was withdrawn.

##### **D. 421-23 Pelican Avenue**

Application: Remove existing wood windows at side elevations and replace with vinyl windows.

Motion: Defer matter to October meeting.

By: Heather Szapary

Seconded: Marlene Jaffe

Result: Passed

In favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke

E. 1201 France Street

Application: Installation of solar panels on visible roof slope.

Motion: Deny Application

By: Jason Stopa

Seconded: Stephen Peychaud

Result: Passed

In favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke

Opposed:

Comments:

## V. NEW BUSINESS DEMOLITION APPLICATIONS

A. 1552 N Derbigny Street

Application: Demolition of building.

Motion: This application was withdrawn.

B. 501 Belleville Street

Application: Demolition of building.

Motion: Deny application.

By: Heather Szapary

Seconded: Matthew Lindsay

Result: Motion was withdrawn & Second was withdrawn

Motion: Defer application 30 days to allow time for owner to investigate alternatives to demolition.

By: Heather Szapary

Seconded: Matthew Lindsay

In favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke

Opposed:

At this time, John Deveney arrived.

C. 1639 N. Johnson Street

Application: Demolition of building

Motion: Deny application and site owner for Demolition by Neglect

By: Marlene Jaffe

Seconded: John Deveney

Result: Passed

In favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke, John Deveney

Opposed:

D. 2643 Dumaine Street

Application: Demolition of building

Motion: The Commission recommends against the demolition of the property.

By: Stephen Peychaud

Seconded: Jason Stopa

Result: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke, John Deveney

In favor:

Opposed:

E. 1022 N Dorgenois Street

Application: Demolition of building

Motion: Defer matter to end of the agenda.

By: Stephen Peychaud

Seconded: Jason Stopa

Result: Passed

In favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke, John Deveney

Opposed:

## **VII. OLD BUSINESS RETENTION APPLICATIONS**

A. 2369 Annunciation Street

Application: Retention of handrails constructed in deviation of Certificate of Appropriateness.

Motion: Deny retention

By: John Deveney

Seconded: Heather Szapary

Result: Passed

In favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke, John Deveney

Opposed:

Comments:

## **VIII. NEW BUSINESS RETENTION APPLICATIONS**

A. 915 Jackson Avenue

Application: Retention of rear gallery constructed without CofA.

Motion: Grant conceptual approval of the rear porch with the details to be worked out at the Staff level.

By: Ed de Montluzin

Seconded: Calvin Alexander

Result: Passed

In favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke, John Deveney

Opposed:

Comments: Stephen Peychaud absent for vote

B. 1225 Gallier Street

Application: Retention of removal of brick chimneys without a CofA.

Motion: Approve application

By: Jason Stopa

Seconded: Stephen Peychaud

Result: Passed

In favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke, John Deveney

Opposed:

Comments:

C. 3132 Laurel Street

Application: Retention of changes to roof form, modifications to door and window openings, and extension of balcony without a Certificate of Appropriateness.

Motion: Defer matter to October meeting.

By: Ed de Montluzin

Seconded: Calvin Alexander

Result: Passed

In favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke, John Deveney

Opposed:

Comments:

D. 3247-39 Laurel Street

Application: Retention of condensing units located on roof.

Motion: Deny application.

By: Jason Stopa

Seconded: Calvin Alexander

Result: Passed

In favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke, John Deveney

Opposed:

Comments:

E. 617 Piety Street

Application: Retention of fixed outdoor dining equipment and fencing installed without CofA.

Motion: Defer matter to October meeting.

By: Jason Stopa

Seconded: Stephen Peychaud

Result: Passed

In favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke, John Deveney

Opposed:

Comments:

F. 615 Philip Street

Application: Retention of inappropriate deck style and turned balustrade handrails and satellite dish mounted to front of building.

Motion: Deny application.

By: Ed de Montluzin

Seconded: Jenna Burke

Result: Passed

In favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke, John Deveney

Opposed:

Comments:

## **IX. HDLC REPORTS AND COMMUNICATIONS**

A. Adoption of ARC Rules, Policies, and Procedures amendments

B. Adoption of Design Guidelines amendments.

Motion: Approve Items IX. A & B in globo.

By: John Deveney

Seconded: Heather Szapary

Result: Passed

In favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke, John Deveney

Opposed:

Comments:

The Commission then returned to item V. E.

E. 1022 N Dorgenois Street

Application: Demolition of building

Motion: Defer matter to October meeting.

By: Stephen Peychaud

Seconded: Jason Stopa

Result: Passed

In favor: Calvin Alexander, Marlene Jaffe, Greg Hackenberg, Ed de Montluzin, Matthew Lindsay, Stephen Peychaud, Jason Stopa, Dwight Norton, Heather Szapary, Jenna Burke, John Deveney

There being no further business to discuss, the meeting was adjourned.